

PB2023-4

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE 1-16-23

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	George & Karen Oliver Oliver Homes LLC
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Kent Drushella
Mailing address	39 Old County RD
Town, ST, Zip	Harwich Port, MA 02646
Phone	508-280-4300
Fax	_____
E-mail	dru.fam@comcast.net

The applicant is one of the following: (please check appropriate box)

- Owner
 Prospective Buyer*
 Representative for Owner/Tenant/Buyer*
 Tenant*
 Other* _____

***Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

Authorization

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

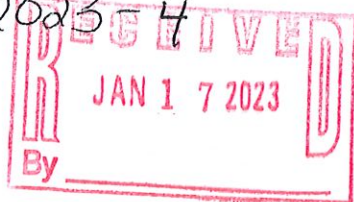
Kent Drushella Kent Drushella 2023-16-23
Applicant
George & Karen Oliver / Oliver Homes LLC
Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

PB 2023-4



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PART B – PROJECT LOCATION

Harwich Port

Legal Street Address	86 Miles Street	Village/Zip Code	02646
Title Book/Page or L.C.C. #	14/39-0-R 27,789 Pg 326		
Map(s) / Parcel(s)	14/39-0-R		
Zoning & Overlay Districts		*Historic?	NO
Frontage (linear feet)	127.66		
Total land area (s.f.)	47,565		
Upland (s.f.)		Wetlands (s.f.)	

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 3,065	Net:
Proposed Floor Area in Sq. Ft	Gross: 6,100	Net:
Change in Sq. Ft + / -	Gross: 3,035	Net:
Existing # of parking spaces	3	Proposed # of parking spaces: 5
Existing Use(s)	SFH	
Proposed Use(s)	Two Family	
<i>Attach a separate narrative if necessary.</i>		

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

Site Plan Review § 325-55:

- Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- Establishment of any new retail use(s) in the Industrial (IL) Zone.
- Waiver of Site Plan § 325-55.F

Article V, Use Regulations:

- Paragraph _____, sub-paragraph # _____ Paragraph _____, sub-paragraph # _____
- Paragraph _____, sub-paragraph # _____, supplemental regulation # _____ § 325-14

Article X, Special Permits:

- Structures w/ gross floor area of 7,500+ s.f. § 325-51
- Structures requiring 20 or more new parking spaces § 325-51
- Accessory Apt./Shared Elderly Housing § 325-51.H Mixed Use § 325-51.M
- Drinking Water Resource Protection § 325-51.C Two Family § 325-51.N
- Village Commercial, Harwich Port § 325-51.L *Harwich Center Overlay § 325-51.O
- Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

Other Special Permits:

- Six Ponds Special District - Article XVI
- Wind Energy Systems - Article XVIII Large Scale Wind Generation – Article XIX
- Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) _____
- Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on _____ Year/Case # _____

**Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

To: Town of Harwich

Planning Dept.

From: Oliver Homes LLC.

George Oliver

825 N. Prospect Ave Unit # 2805

Milwaukee, WI

Project Address: 86 Miles Street, Harwich Port, MA

Looking to add a 2nd house on the property to create a 2 family. To do this have designed it to fit the description as per the standards in the zoning bi-law. To do this it has to be connected by a roof or a series of roofs which this plan does. All other items on the bi laws are meet requiring setbacks, square footage on lot, parking, lot coverage, building coverage. We are not looking for any relief on any items. This house is designed to fit the family needs as they have a handicapped person and this project is set for those special needs. There is no intent to rent the house out, it will be for the families own use.

The agent acting for us in this matter will be Kent Drushella and all communications can handled by him.

Thank You



1-17-22